138.0	0002	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,113,500 / 1,113,500
					USE VALUE:	1,113,500 / 1,113,500
					ASSESSED:	1,113,500 / 1,113,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
37		PLEASANT VIEW RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DONATO RICHARD & NORMA/TRS
Owner 2:	DONATO FAMILY TRUST
Owner 3:	
Street 1:	37 PLEASANT VIEW RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	DONATO RICHARD G-NORMA M -
Owner 2:	-
Street 1:	37 PLEASANT VIEW RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .222 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1938, having primarily Wood Shingle Exterior and 2439 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9650.000	475,000		638,500	1,113,500
Total Card	0.222	475,000		638,500	1,113,500
Total Parcel	0.222	475,000		638,500	1,113,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 456.59 | /Parcel: 456.59

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 88372

GIS Ref

GIS Ref

Insp Date 09/01/17

!10659!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 138.0-0002-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	475,000	0	9,650.	638,500	1,113,500		Year end	12/23/2021
2021	101	FV	461,900	0	9,650.	638,500	1,100,400		Year End Roll	12/10/2020
2020	101	FV	461,600	0	9,650.	638,600	1,100,200	1,100,200	Year End Roll	12/18/2019
2019	101	FV	351,000	0	9,650.	674,000	1,025,000	1,025,000	Year End Roll	1/3/2019
2018	101	FV	353,400	0	9,650.	496,700	850,100	850,100	Year End Roll	12/20/2017
2017	101	FV	353,400	0	9,650.	475,400	828,800	828,800	Year End Roll	1/3/2017
2016	101	FV	353,400	0	9,650.	439,900	793,300	793,300	Year End	1/4/2016
2015	101	FV	339,800	0	9,650.	368,900	708,700	708,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	11:07:57

LAST REV

Date	Time
01/16/18	14:23:57
ekelly	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10659

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DONATO RICHARD	69965-442		9/21/2017	Convenience	1	No	No		
	13725-684		6/1/1979		107,000	No	No		Y

USER DEFINED

Prior Id # 1:	88372
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/4/2007	892	Manual	25,000			G8	GR FY08	REPLACE FR LANDING
6/26/2006	514	Redo Bat	28,500			G8	GR FY08	
3/28/1995	127	Manual	2,500					ROOF

ACTIVITY INFORMATION

Date	Result	By	Name
9/1/2017	Meas/Inspect	HS	Hanne S
11/14/2008	Meas/Inspect	163	PATRIOT
8/17/2006	Permit Visit	BR	B Rossignol
1/29/2000	Inspected	263	PATRIOT
11/18/1999	Mailer Sent		
11/8/1999	Measured	263	PATRIOT
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9650		Sq. Ft.	Site		0	90.	0.74	10									638,547						638,500	

Total AC/HA:	0.22153	Total SF/SM:	9650	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	638,547	Spl Credit		Total:	638,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	2 - Clapboard	5	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1938	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	3 - Hardwood		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.17691004
Const Adj.:	1.02010000
Adj $ / SQ:	168.079
Other Features:	105856
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	645430
Depreciation:	170393
Depreciated Total:	475036

COMMENTS

EST BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

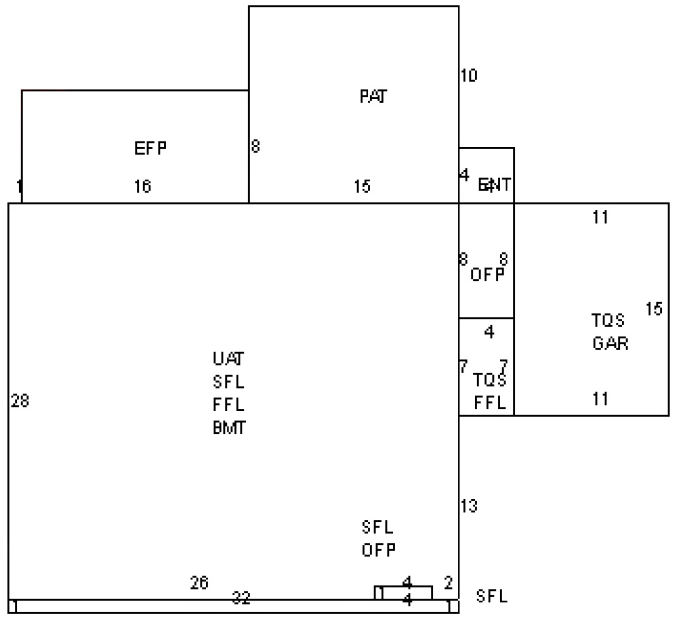
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	203.38
Special Features:	0	Val/Su Net:	129.68
Final Total:	475000	Val/Su SzAd	238.36

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	928	168.080	155,978
FFL	First Floor	920	168.080	154,633
BMT	Basement	892	70.970	63,307
UAT	Upper Attic	223	67.230	14,993
PAT	Patio	210	4.120	865
GAR	Garage	165	30.760	5,075
TQS	3/4 Story	145	168.080	24,329
EFP	Enclos Porch	128	49.470	6,332
	Net Sketched Area:	3,663	Total:	427,559
Size Ad	1992.75	Gross Area	4380	FinArea 2439

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

138.0-0002-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	